

Freestone County Linda Jarvis **Freestone County** Clerk

Instrument Number: 1804007

Foreclosure Posting

DECLARATION OF INVALIDITY OF FORECLOSURE SALE

Recorded On: December 10, 2018 03:21 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

********** THIS PAGE IS PART OF THE INSTRUMENT *********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Record and Return To:

Document Number:

1804007

JOHN MALONE

Receipt Number:

20181210000026

Recorded Date/Time: December 10, 2018 03:21 PM

User:

Sabra K

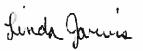
Station:

Clerk Station

STATE OF TEXAS COUNTY OF FREESTONE

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Linda Jarvis Freestone County Clerk Freestone County, TX



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 6, 2018

Substitute Trustee: John Malone

Substitute Trustee's Street Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Mark Herring, by Transfer of Lien from Amerigo, Inc.

Note

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Date: September 26, 2005 Borrower: Felisha M. Thomas

Payee: Amerigo, Inc.

Principal Amount: \$39,860.00

Deed of Trust

Date: September 26, 2005 Grantor: Felisha M. Thomas

Original Beneficiary: Amerigo, Inc. Current Beneficiary: Mark Herring

Recording information: Document #05006870, Vol. 1336, Page 00631 in the

Official Public Records of Freestone County, Texas

Property: Being 50 x 100 feet, said 50 feet running North and South and said 100 feet running East and West out of the Northwest corner of that certain one acre of land off the West half of Subdivision 7, Division 11, Town of Wortham, Freestone County, Texas said one acre tract being the same tract of land conveyed by Ida Lewis, a widow, to Leila Young et vir, dated February 1, 1957, and recorded in Volume 272, page 502 Deed Records, Freestone County, Texas, and more commonly known as: 300 Alvin Lane, Wortham, Freestone County. Texas

Modification: (most recently modified and extended)

Date: August 15, 2016

Recording information: Document #01701664, Volume 01717, Page 00650 in the Official Public Records of Freestone County, Texas

Obligor: Victor Ray Bostic Holder of Note: Mark Herring

County: Freestone

Date of Sale (first Tuesday of month): January 1, 2019 Time of Sale: 10:00 a.m. or within three hours thereof

Place of Sale: Front steps at south entrance of Courthouse in Fairfield, Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES TO THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee has appointed John Malone As Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT FOR THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

JOHN MALONE

SUBSTITUTE TRUSTEE (254) 772-3722